



~~February 20, 2007 CPC~~  
~~April 17, 2007 CPC~~  
July 17, 2007 CPC

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

07SN0180

Page Development Co.

Bermuda Magisterial District  
Harrowgate Elementary; Carver Middle; and Matoaca High School Attendance Zones  
Off the south line of Treely Road

REQUEST: Rezoning from Agricultural (A) to Residential (R-12).

PROPOSED LAND USE:

A single family residential subdivision with a minimum lot size of 12,000 square feet is planned. Proffered Condition 2 would limit the development to a maximum of forty-five (45) dwelling units yielding a density of approximately 2.45 dwelling units per acre.

**(NOTE: IN ORDER FOR THE PLANNING COMMISSION TO CONSIDER THIS CASE AT THEIR MEETING, THE \$250.00 DEFERRAL FEE MUST BE PAID.)**

RECOMMENDATION

Recommend deferral for the following reason:

While the proposed zoning and land use complies with the Southern and Western Area Plan, the proposal, if approved, would allow rezoning development before an exact alignment of the East/West Freeway has been established thereby adversely affecting the feasibility of constructing the freeway. The Transportation Department recommends that the applicant defer this case until an exact alignment for the East/West Freeway has been established.

**(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)**

## PROFFERED CONDITIONS

1. The applicant, subdivider, or assignee(s) shall pay the following, for infrastructure improvements within the service district for the property, to the county of Chesterfield prior to the issuance of building permit:
  - A. \$15,600.00 per dwelling unit, if paid prior to July 1, 2007; or
  - B. The amount approved by the Board of Supervisors not to exceed \$15,600.00 per dwelling unit adjusted upward by any increase in the Marshall and Swift building cost index between July 1, 2006, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2007.
  - C. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law. (B&M)
2. The maximum density of this development shall not exceed forty five (45) dwelling units. (P)
3. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)
4. Dwelling units shall have a minimum of 2,200 square feet of gross floor area. (BI & P)
5. All exposed portions of the foundation of each new dwelling unit shall be faced with brick, decorative masonry or stone veneer. Exposed piers supporting front porches shall be faced with brick, decorative masonry or stone veneer. (BI & P)

## GENERAL INFORMATION

### Location:

Off the south line of Treely Road, east of Eves Lane. Tax ID 791-637-Part of 7209.

### Existing Zoning:

A

### Size:

18.3 acres

### Existing Land Use:

Single family residential or vacant

### Adjacent Zoning and Land Use:

North - A; Single family residential or vacant  
South - A & R-12; Single family residential or vacant  
East - A and R-15; Single family residential or vacant  
West - A; Single family residential or vacant

### UTILITIES

#### Public Water System:

The public water system is not directly available to the request site. The closest existing water line is a twelve (12) inch line along Treely Road approximately 400 feet north of this site. A twelve (12) inch water line is proposed for construction to serve the Harrowgate Meadows development and when completed, will terminate adjacent to the southern boundary of this site. Use of the public system is required by County Code. Preliminary flow test results indicate that to achieve adequate fire protection an additional tie-in to the existing twelve (12) inch water line in Treely Road will be necessary.

#### Public Wastewater System:

There is an existing fifteen (15) inch wastewater trunk line extending along a tributary of Timsberry Creek that terminates adjacent to Harrowgate Subdivision, approximately 4,200 feet south of this site. Plans have been approved to extend the public wastewater system in conjunction with the development of Harrowgate Meadows Subdivision. When completed, the public wastewater system will be adjacent to the southern boundary of this site. Use of the public wastewater system is required by County Code.

### ENVIRONMENTAL

#### Drainage and Erosion:

Drainage from the subject property flows to the south to Timsberry Creek. There are currently no known on- or off-site drainage or erosion problems and none are anticipated after development. The property is wooded and should not be timbered until a land disturbance permit is obtained from the Department of Environmental Engineering and the appropriate devices are installed. (Proffered Condition 3)

### PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. This development will have an impact on these facilities.

### Fire Service:

The Public Facilities Plan indicates that fire and emergency medical service (EMS) calls are expected to increase forty-four (44) to seventy-eight (78) percent by 2022. Six (6) new fire/rescue stations are recommended for construction by 2022 in the Plan. In addition to the six (6) new stations, the Plan also recommends the expansion of five (5) existing stations. Based on forty-five (45) dwelling units, this request will generate approximately thirteen (13) calls for fire and emergency medical service each year. The applicant has addressed the impact on fire and EMS. (Proffered Condition 1)

The Chester Fire Station, Company Number 1 and the Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

### Schools:

Approximately twenty-four (24) (Elementary: 10, Middle: 6, and High: 8) students will be generated by this development. Currently, this site lies in the Harrowgate Elementary School attendance zone: capacity - 535, enrollment – 689; Carver Middle School zone: capacity – 1,229, enrollment – 1,265; and Matoaca High School zone: capacity - 1,594, enrollment - 1,681. The enrollment is based on September 30, 2006 and the capacity is as of 2005-2006. This request will have an impact on schools. There are currently sixteen (16) trailers at Harrowgate Elementary and nine (9) at Carver Middle. This case combined with other residential developments and zoning cases in the area will continue to push these schools over capacity necessitating some form of relief in the future.

A new elementary school is scheduled to open in 2007 and a new middle school is scheduled to open in 2009. The new elementary school will provide relief for elementary schools in the Chester area and the new middle school will provide relief for Chester and Carver Middle Schools. This area of the county continues to experience growth and these schools, will provide much needed space.

The applicant has addressed the impact of the development on schools with Proffered Condition 1.

### Libraries:

Consistent with Board of Supervisors' policy, the impact of development on library services is assessed countywide. Based on projected population growth, the Chesterfield County Public Facilities Plan (2004) identifies a need for additional library space throughout the County. Development of the property noted in this case could affect the Chester Library, the Ettrick-Matoaca Library, or a potential new library in the southeastern area of the county. The Public Facilities Plan identifies a need for additional library space in this area of the county. The applicant has offered measures to assist in addressing the impact of this development on libraries. (Proffered Condition 1)

### Parks and Recreation:

The Public Facilities Plan identifies the need for three (3) new regional parks, seven (7) community parks, twenty-nine (29) neighborhood parks and five (5) community centers by 2020. In addition, the Public Facilities Plan identifies the need for ten (10) new or expanded special purpose parks to provide water access or preserve and interpret unique recreational, cultural or environmental resources. The Plan identifies shortfalls in trails and recreational historic sites. The applicant has offered measures to assist in addressing the impact of this proposed development on these parks and recreational facilities. (Proffered Condition 1)

### Transportation:

The Thoroughfare Plan identifies a proposed east/west limited access facility (“the East/West Freeway”), with a recommended right-of-way width of 200 feet, extending from Hull Street Road (Route 360) to Interstate 95. The general alignment of this roadway extends along the subject property. The East/West Freeway is included in the Thoroughfare Plan to improve access to this area of the county and serve as a major traffic reliever. Without this freeway, area roads, even if improved, will not be able to handle the increased traffic volumes as the county continues to develop. The Transportation Department recommends that the applicant defer this case until an exact alignment has been approved for the East/West Freeway. If the property is rezoned and developed before an exact alignment for the East/West Freeway has been established then the feasibility of constructing the freeway could be adversely affected. Due to existing developments in this area, the alternatives for constructing this limited access facility between Branders Bridge Road and Harrowgate Road are already extremely limited. Approving additional development in this area could severely impact the feasibility of constructing this important link in the overall transportation network. For these reasons, the Transportation Department recommends that the applicant defer this case until an exact alignment for the East/West Freeway has been established.

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	45*	1.00
Population Increase	122.40	2.72
Number of New Students		
Elementary	10.49	0.23
Middle	5.85	0.13
High	7.61	0.17
TOTAL	23.94	0.53
Net Cost for Schools	240,660	5,348
Net Cost for Parks	27,180	604
Net Cost for Libraries	15,705	349
Net Cost for Fire Stations	18,225	405
Average Net Cost for Roads	402,390	8,942
TOTAL NET COST	704,160	15,648

\* Based on a proffered maximum yield of forty-five (45) dwelling units (Proffered Condition 2). The actual number of dwelling units and corresponding impact may vary.

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$15,648 per unit. The applicant has been advised that a maximum proffer of \$15,600 per unit would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' policy, and proffers accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 1)

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Southern and Western Area Plan which suggests the property is appropriate for residential use of 2.51 – 4.0 units per acre.

Area Development Trends:

Surrounding properties are zoned agriculturally and residentially and are occupied by residential uses or are vacant. It is anticipated that residential development will continue in the area as recommended by the Plan.

Density:

Proffered Condition 2 would limit the development to a maximum of forty-five (45) lots yielding a density of approximately 2.45 dwelling units per acre.

Sole Access:

The subject property does not have direct access to a public road therefore access will be obtained through adjacent properties. Should right of ways be extended from adjacent properties to provide sole access to the development or a portion of the development, density and lot size compatibility with lots in those portions of the adjacent developments would need to be addressed.

The applicant has indicated that the development will have sole access through adjacent property to the south which was zoned Residential (R-12) in 2004 (Case 04SN0248). Conditions of zoning permit a maximum density of 1.4 dwelling units per acre (a maximum of 120 lots on 86.9 acres) and a minimum lot size of 12,000 square feet in this development which is being developed as Harrowgate Meadows Subdivision.

This request fails to address this compatibility issue.

House Size and Foundation Treatment:

Proffered Conditions 4 and 5 establish a minimum house size and standards for foundation treatment for each dwelling unit.

CONCLUSION

While the proposed rezoning conforms to the Southern and Western Area Plan which suggests the property is appropriate for residential use of 2.51 to 4.0 units per acre, the general alignment of the East/West Freeway extends along the subject property. If the property is rezoned and developed before an exact alignment for the Freeway has been established then the feasibility of constructing the road could be adversely affected. For these reasons, the Transportation Department recommends that the applicant defer this case until an exact alignment for the East/West Freeway has been established.

Given these considerations, deferral of this request is recommended.

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## CASE HISTORY

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### Planning Commission Meeting (2/20/07):

On their own motion, the Commission deferred this case to April 17, 2007.

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### Staff (2/21/07):

The applicant was advised in writing that any new or revised information should be received no later than February 26, 2007, for consideration at the Commission's April 17, 2007, meeting.

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### Staff (3/30/07):

To date, no new information or revised information has been received.

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### Planning Commission Meeting (4/17/07):

At the request of the applicant, the Commission deferred to this case to July 17, 2007.

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### Staff (4/18/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 14, 2007, for consideration at the Commission's July 17, 2007, public hearing.

Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

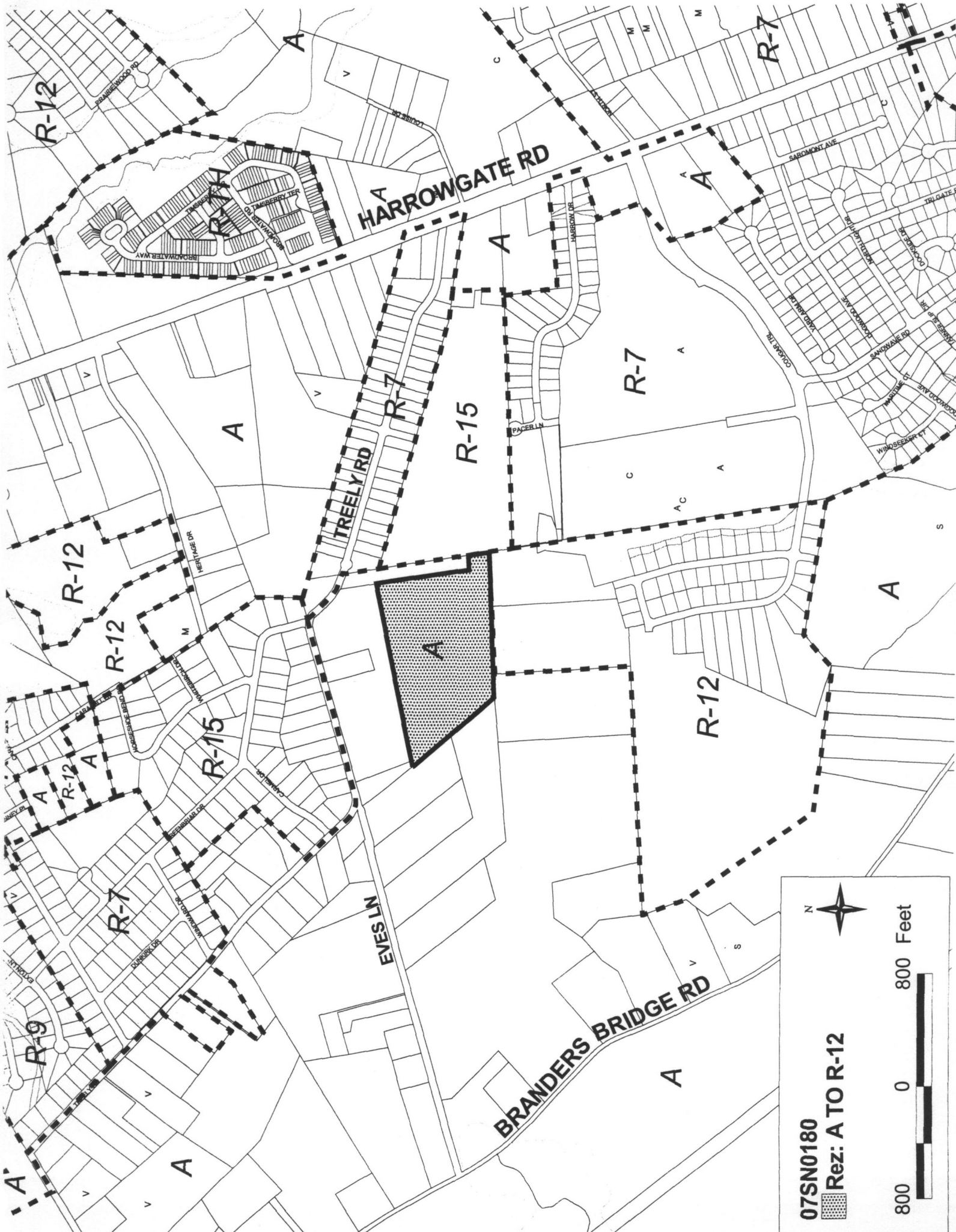
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### Staff (6/21/07):

To date, no new or revised information has been received, nor has the deferral fee been paid.

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07SN0180

Rez: A TO R-12



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